

## **MINUTES**

### **BOARD OF SUPERVISORS REGULAR SESSION**

**JANUARY 25, 2006  
6:30 P.M.**

The Silver Spring Township Board of Supervisors met in a regular session on Wednesday, January 25, 2006 at the Silver Spring Community Fire Company Social Hall, 6471 Carlisle Pike, Mechanicsburg, Pennsylvania.

Chairman Latta called the meeting to order at 6:30 p.m. and the Pledge of Allegiance to the Flag was given.

Supervisors present: Chairman Christopher Latta, Vice-Chairman Jan LeBlanc, Supervisor Jackie Eakin, Supervisor Mary Lou Pierce-McLain, and Supervisor Vincent DiFilippo.

Staff members present: Mr. William S. Cook, Township Manager; Mr. Kelly K. Kelch, Assistant Township Manager; Mr. Steve A. Stine, Esquire, Township Solicitor; Mr. Bony Dawood, Township Engineer; Police Chief Walter Hughes; Mr. James E. Hall, Zoning Officer; Mrs. Marie Daubert, Director of Parks and Recreation; Ms. Shannon Spease, Assistant Director of Parks and Recreation; and Mrs. Sue Ellen Adams, Secretary/Treasurer.

#### **Others present:**

William Derr  
Carla Dale  
Jean Kratzer  
Larry DeFluri  
Bill Howard  
Steve Leiby  
Bruce Befort  
Randy Kuhn  
Terry Thumma  
Marc Thumma  
Keith Kupp  
Nancy Griffie  
Mary Barnard  
Randy Poney  
Dan Shreffler  
Jane Cooney  
Brian Brenneman  
Rob Getter  
Rick Weber  
Ronald Klair  
Nayo Martin  
Matt Plant

Darryl Johnson  
Jeff Kintz  
Kurt Staller  
R. L. Norrie  
Keith Foster  
John McAndrew  
Tom Foley  
Joe Cress  
Tim Garlick  
Edna Foust  
Craig McEwen  
George Vasiloff  
Mary Pantall  
Kirk Bobb  
Jeff Pierson  
Dennis Cooney  
Heather Brenneman  
David Getz  
Dale Miller  
Patty Martin  
Steve Dell  
Wes Heisley

Dave Strong  
Fred Kope  
Sherm Hill  
Bill Swanick  
Pat Ferris  
Donna Devore  
Kim Gillaugh  
Doug Maronic  
John W. Clark  
Rodger Hoke  
Greg Hulelker  
Rick Weber  
Dwayne Swartz  
Ron Clair

John Plesic  
Deette Kope  
John Edris  
Ron Ferris  
William Devore  
Mike Pawlush  
Steve Gillaugh  
Robert Saidis  
Marie Daubert  
Robert Bucher  
Judd Dayton  
Bob Segas  
Rich Harrell

#### EXECUTIVE SESSION

It was announced that an executive session was held prior to tonight's meeting to discuss a personnel issue.

#### PETITIONS AND COMMENTS

Ron Clair, a resident in the Evergreen Phase II development, stated there is a problem with trucks dropping stone, dirt, mud on street due to phase III construction. The Township Manager was directed to follow up on the complaint.

#### PUBLIC HEARINGS SHAFFER TRUCKING – ZONING ORDINANCE TEXT AMENDMENT – ORDINANCE NO. 6 OF 2005

Chairman Latta turned the conduct of the public hearing for the Shaffer Trucking – Zoning Ordinance Text Amendment – Ordinance No. 6 of 2005, over to the Township Solicitor, Mr. Steve Stine, at 6:35 p.m.

The hearing was advertised in the West edition of The Patriot-News on Tuesday, January 10, 2006 and on Tuesday, January 17, 2006.

The hearing was declared closed at 7:12 p.m.

A copy of the transcript is made part of these minutes by reference.

SHERMAN T. HILL  
(VILLAS AT TRINDLE SPRING)  
CU2005-16

Chairman Latta turned the conduct of the public hearing for the Sherman T. Hill (Villas at Trindle Spring) CU2005-16, over to the Township Solicitor, Mr. Steve Stine, at 7:14 p.m.

The hearing was advertised in the West edition of The Patriot-News on Tuesday, January 3, 2006 and Tuesday, January 10, 2006.

The hearing was declared closed at 7:45 p.m.

A copy of the transcript is made part of these minutes by reference.

#### APPROVAL OF MINUTES

DECEMBER 14, 2005

On a LeBlanc/Eakin motion, the Board of Supervisors approved the minutes from the meeting held December 14, 2005. The motion carried with Supervisor DiFilippo abstaining. See attached letter.

#### REPORTS

##### POLICE

December and year end reports were provided. It was reported that there was an increase in service calls in 2005 over 2004.

##### ENGINEER

Nothing additional to report.

##### TREASURER

Mrs. Sue Ellen Adams gave the Treasurer's report for the month of November 2005 and by agreement the report was filed subject to audit.

EMERGENCY MANAGEMENT  
COUNCIL

Nothing additional to the monthly report.

RECREATION ADVISORY  
COUNCIL

Recreation Advisory Council is continuing to work with DTJ Designs through Charter Homes on the design for the addition to Paul Walters Memorial Park.

APPROVAL OF EXPENDITURES

On a Pierce-McLain/Eakin motion, the Board approved the expenditures since the December 21, 2005 meeting. The motion carried.

OLD BUSINESSKWAN WON 2005-22P

Mr. Bill Swaick, from HRG, Inc. discussed the Kwan Won preliminary subdivision plan, 2005-22P, with the Board of Supervisors.

On a Pierce-McLain/LeBlanc motion, the Board of Supervisors granted the following waivers:

WAIVERS:

1. [SLDO:402.01.2] – Storm Water Management  
The applicant is granted relief from the requirement to limit the peak discharge of the calculated post-development runoff to be less than the calculated pre-development runoff. This relief is granted on the basis that the project is located directly adjacent to the Conodoguinet Creek which allows for direct discharge of the runoff.
2. [SLDO:402.05.6 b)(1)] – Traffic Impact Report - Study Area The applicant is granted relief from the requirement that all intersection within a 1-mile radius be included in the Traffic Impact Study. The relief is granted on the basis that the traffic

resulting from the proposed development will have a negligible impact to the intersections of a) SR 114 / Carlisle Pike; b) Walmart Driveway / Carlisle Pike; and c) Kohl's Driveway / Carlisle Pike. The applicant will include the remaining intersections as part of the study.

3. [SLDO:402.03.4] – Features within Two Hundred (200') Feet  
The applicant is granted relief from the requirement to provide features within two hundred (200') feet of the subject tract. This relief is granted on the basis that approximately one hundred-twenty (120') feet of topography has been provided to the north of the property and one hundred-fifty (150') feet to the south.
4. [SLDO:402.05.7] – Park and Recreation Report  
The applicant is granted relief from the requirement to provide a Park and Recreation Report. The applicant has indicated on plan note 49 on sheet 2 that the owner is intending to pay the fee-in-lieu of land dedication for this project.

In the same motion, the Silver Spring Township Board of Supervisors approved the above noted preliminary subdivision plan subject to the following conditions:

IMPACT COMMENTS:

1. [SLDO:304] – The preliminary plan must show the location of any construction or approval phase breaks and each phase must independently conform to Township Ordinances. It is not clear whether the development will be approved as a single final plan with construction phases or a multi-phase final plan which would require final plan approval for each phase. Please clarify the developer's intent.

2. [SWMO:402.16] – Because the subdivision construction will occur in phases and because the phasing of the overall stormwater management system may impact downstream properties, the applicant shall demonstrate that each phase of the construction will meet the requirements of the Storm Water Management Ordinance.

SUBDIVISION AND LAND DEVELOPMENT  
ORDINANCE OF 2003 (SLDO):

3. [SLDO:305.04] – The waiver requests shall provide a note on the plans indicating the status of the waiver.
4. [SLDO:402.04.6] – Complete easement information shall be provided including but not limited to: intended use, ownership and maintenance responsibilities and all conditions and rights associated with the easements. Also, a complete description of the easements shall be provided in order to be able to easily locate the easement area.
5. [SLDO:402.05.2] – A Sewer Facilities Plan Revision (planning module or exemption) is required for adoption by Silver Spring Township and approval by the Department of Environmental Protection.
6. [SLDO:402.05.5] – A steep slope report will be required for any construction proposed on slopes greater than twenty-five (25%) percent. Comments on the submitted report is included in the “Additional Comments” section.
7. [SLDO:402.05.6] – The following are comments regarding the Traffic Impact Study:
  - a. Clarify the fourth and fifth bullet items under the queue analysis on page 16 of the report regarding the 2016 queue lengths for the NB and SB left turn movements at Sample Bridge / Maple Drive / Carlisle Pike

exceeding the storage lengths and, therefore, being the responsibility of the developer. It is acknowledged that left turn bays need to be extended; it is also acknowledged that the developments included in the background growth contribute to this need. However, several developments, including the Dr. Kwon Won site, have contributed a portion of traffic to this intersection. Identify what other developers, if any, should also bare responsibility for the upgrades to this intersection and to what extent each should bare the related costs.

8. [SLDO:402.06.2] – The plan must be signed and sealed by both a Profession Engineer and a Professional Land Surveyor.
9. [SLDO:402.07] – All applicable fees shall be paid prior to final plan approval.
10. [SLDO:508] – All trench details shall be revised to include dimensions and backfill/bedding materials in accordance with Township requirements. Also, the typical site concrete curb detail shall be revised to reflect the requirements for a residential street. A trench detail shall be added for trenching under areas to be paved.
11. [SLDO:602.07] – All new street names are subject to approval by the Township and the U.S. Postal Service. Provide letters before Final Plan approval.
12. [SLDO:609] – A Storm Water Management Permit will be required prior to initiation of land development activities.

13. [SLDO:611.01] – No landscaping plan was included with this submission. The applicant must demonstrate how natural features shall be protected. The existing natural features of the site are required to be preserved and incorporated into the final landscaping whenever possible. To facilitate the clearing operations of the site contractor, the applicant shall clearly identify the proposed treeline locations and the limits of vegetation to be removed / preserved.

STORMWATER MANAGEMENT ORDINANCE OF 2003 (SWMO):

14. [SWMO:304.03.8] – The drainage areas shown in report do not correspond to those shown on the “Inlet Drainage Exhibit.” Specifically, for catchment 2S – Post-Development with respect to drainage areas for inlets 26 and 93.
15. [SWMO:304.04.4] – Include any measures of facilities proposed to fulfill storm water quality requirements. If these facilities will involve infiltration measures, a soils analysis in accordance with the section of the ordinance will be required.
16. [SWMO:402.02] – Make the following revisions to the plan entitled “100 year storm relief routes”:
  - a. A stabilized discharge for the runoff along the rear of lots 35 and 36 as well as lots 25 and 26 will be necessary.
17. [SWMO:402.15.2] – The value used in the nomograph for outfall EW-3 does not match the value provided in the Storm Sewer Tabulation. Revise the apron design accordingly.



18. [SWMO:402.20] – The applicant has added note 46 the party responsible for the maintenance of the storm water facilities, however, the wording shall be revised by replacing "...OF THE OWNER" with "...OF THE INDIVIDUAL LOT OWNER UPON WHICH THE FACILITIES ARE LOCATED". Also, this note shall be added to the grading plan sheets.

GENERAL COMMENTS:

19. The Overall Grading and Utilities Plan on Sheet 19 appears to show that stormwater from this development will be discharged to the adjacent Country Club Estates development. Has approval been obtained from Country Club Estates?

Applicant will coordinate stormwater discharge and sanitary sewer installation with the adjoining property, Country Club Estates. Copies of all easements and agreements shall be provided.

The applicant agreed to a financial contribution to the upgrade of Sample Bridge Road bridge in the amount of \$1,000 per unit.

ADDITIONAL COMMENTS:

20. [SLDO:402.05.5 a)] – The existing areas that possess slopes exceeding 25% shall be highlighted on the Test Boring Location Plan or a copy of Drawing No. 45 should be included in the report.
21. [SLDO:402.05.5 b)] – The steep slope report shall provide a discussion of the following items:
  - a. Protection and stabilization of areas that have a high potential for soil erosion;
  - b. Stormwater runoff accomodation;

- c. Assurance of structural safety and no harm to the environment associated with construction on steep slopes;
  - d. Protection and preservation of on-site and off-site valuable natural wildlife, plant habitats, and water quality;
  - e. Protection of steep slopes on adjoining properties; and
  - f. Assurance of adequate foundations for buildings and/or structures.
22. [SLDO:402.05.5 c)] – The steep slope report should provide a discussion of the following items:
- a. Stability of the surface and subsurface soils for load bearing, stability and compaction;
  - b. Extent, description and location of exposed rock and bedrock; and
  - c. Depth to seasonal high water tabl
23. [SLDO:402.05.5 c)] – The Geologic Map of the project site indicates that the project site is located at the contact of Martinsburg Formation and Chambersburg Formation. The project limits/boundary should be shown on Geologic Map and the description of Chambersburg Formation should be included in the report, if applicable. Also, the Chambersburg Formation in Silver Spring Township is highly susceptible to sinkhole formation, therefore, the presence / potential for sinkhole development should be evaluated, if applicable. Sinkhole maps of the area should be provided in the report. In addition, the Geologic and Mineral Resources Map in Pennsylvania Geological Survey Publication EG 4 indicate that a fault may be passing through the property.

The location of this fault should be indicated on the Geologic Map of site and the effects of this fault on the proposed construction should be discussed in the report. The developer's representative agreed to modify the plan design should the report indicate the need to do so.

24. [SWMO:304.04.3] – The project description shall include the type of proposed infiltration systems, amount of water to be held and the existing and proposed heights of embankments, if any. The report shall design solutions for frost heave potential, shrink-swell potential, soil bearing strength, soil settling characteristics, fill and backfilling procedures and soil treatment techniques as required to protect the improvements or structures.
25. [SWMO:304.04.3 b)] – Because the development proposes more than 5 lots, prior approval for the use of on-lot seepage pits, beds or trenches is required.
26. Applicant shall provide a schedule for cell tower removal.
27. In 2000, Cumberland County completed a Countywide Greenway Study. The purpose of the Study was to identify regional greenway corridors and to formulate an action plan to preserve and protect those resources. This proposed plan is adjacent to the Conodoguinet Creek greenway corridor, as identified in the Greenway Study.

The motion carried.

#### NEW BUSINESS

#### SILVER SPRING YOUTH BASEBALL ASSOCIATION PRESENTATION

Rich Harrell, President and several members of the Silver Spring Township Youth Baseball Association made a 45 minute presentation. The Association is planning for

future growth, use of fields and monetary needs and is seeking the Board of Supervisors' support of their plan.

EXONERATIONS

None

SUMMER HILLS  
(VILLAGE OVERLAY) CU2005-15 –  
DECISION

On a LeBlanc/DiFilippo motion, the Board of Supervisors tabled action and acknowledged the applicant's granting of an extension of time until February 9, 2006 for consideration of the Summer Hills (Village Overlay) conditional use, CU2005-15.

The motion carried.

SHAFFER TRUCKING –  
ZONING ORDINANCE  
TEXT AMENDMENT –  
ORDINANCE NO. 6 OF 2005

A LeBlanc/Latta motion, for disapproval of Ordinance No. 6 of 2005 which would have amended, modified and changed section 212 of the Silver Spring Township Zoning Ordinance of 2003 was withdrawn by Supervisor LeBlanc.

The Board agreed to reconsider this matter at a future meeting.

TRADITIONS OF AMERICA-CU2006-1

On a Pierce-McLain/Eakin motion, the Board of Supervisors forwarded the Traditions of America conditional use application, CU2006-1, to the Township Planning Commission for its review and comments and set the hearing date of February 22, 2006 at 6:30 p.m.

The motion carried.

HELEN BIDDLE –  
AGRICULTURAL SECURITY REQUEST

On an Eakin/Pierce-McLain motion, the Board of Supervisors forwarded the Helen Biddle agricultural security request to the Township Planning Commission for its review and comments and set the hearing date of February 22, 2006 at 6:30 p.m.

The motion carried.

MILLFORDING HIGHLANDS 2005-3P –  
PLANNING MODULE –  
RESOLUTION 2006-4

On a LeBlanc/Pierce-McLain motion, the Board approved Resolution 2006-4 revising the Township's Act 537 Wastewater Facility Plan for the Millfording Highlands final subdivision plan, 2005-3P.

The motion carried with Supervisor Eakin abstaining. See attached letter.

SUN MOTOR CARS LD2005-10F-  
HIGHWAY OCCUPANCY PERMIT  
ACKNOWLEDGEMENT LETTER

On a Pierce-McLain/Eakin motion, the Board of Supervisors approved, with comments from the Township Engineer, the Highway Occupancy Permit Letter of Acknowledgement request for the Sun Motor Cars final land development plan, LD2005-10F.

The motion carried.

GARY AND JOAN LAWRENCE  
LD2004-7F – DEVELOPER'S  
AGREEMENT & BOND  
ESTABLISHMENT

On an Eakin/Pierce-McLain motion, the Board of Supervisors approved the Developer's Agreement and established the bonding in the amount of \$233,767 for the Gary and Joan Lawrence final land development plan, LD2004-7F, conditioned on the Township's Solicitor's review.

The motion carried.

SHOPPES AT SILVER SPRING  
(CREMO'S) - LD2005-6F  
DEVELOPER'S AGREEMENT &  
BOND ESTABLISHMENT

On an Eakin/Pierce-McLain motion, the Board of Supervisors approved the Developer's Agreement and established the bonding in the amount of \$706,257 for the Shoppes at Silver Spring (Cremo's) final land development plan LD2005-6F subject to the Township's Solicitor's review

The motion carried.

C. M. HIGH, INC.- ROUTE 11/  
RICH VALLEY ROAD /WOODS DRIVE  
TRAFFIC SIGNAL - FINAL PAYMENT

On an Eakin/Pierce-McLain motion, the Board of Supervisors approved the final payment to C.M. High, Inc. in the amount of \$18,375.86 from the Construction Fund and for staff to seek reimbursement from Triple Crown Corporation of those expenses in excess of \$70,894.60.

The motion carried with Supervisor Latta casting a negative vote.

LAND PRESERVATION  
COMMITTEE –  
RESOLUTION NO. 2006-5

On a DiFilippo/Eakin motion, the Board of Supervisors approved the adoption of Resolution 2006-5 with revisions to establish the Land Preservation Committee.

The motion carried.

ADMINISTRATION BUILDING  
ROOF BIDS CONSIDERATION

On an Eakin/LeBlanc motion, the Board of Supervisors tabled action on the Administration Building Roof bids consideration.

The motion carried.

ADMINISTRATION COMPUTER  
REPLACEMENT PURCHASES

On a LeBlanc/Pierce-McLain motion, the Board of Supervisors approved the authorization of five 2006 replacement Administration computers from Freedom Systems in the amount of \$9,752.25 through the COSTARS-3 contract.

The motion carried.

RECREATION DEPARTMENT OFFICE  
EQUIPMENT PURCHASES

a. Office Furniture

On a Pierce-McLain/LeBlanc motion, the Board of Supervisors approved the purchase of the office furniture for the Recreation Department from SupplySource Office Interiors in the amount of \$1,065.88 for the PA State Contract.

The motion carried.

b. Computer User Licenses

On a Pierce-McLain/LeBlanc motion, the Board of Supervisors approved the purchase of the Windows 2003 and Sequel Server user licenses from Freedom Systems in the amount of \$96.64 through the COSTARS-3 contract.

The motion carried.

c. Telephone

On a LeBlanc/Pierce-McLain motion, the Board of Supervisors approved the purchase of a new telephone and installation from Tri-County Telephone in the amount of \$367.00.

The motion carried.

THIRD PARTY ELECTRICAL  
INSPECTION AGREEMENT –  
ARRO - CONSULTING, INC.

On an Eakin/LeBlanc motion, the Board of Supervisors approved the ARRO Consulting, Inc. Third Party Electrical Inspection Agreement as amended for plan review and field inspection services for 2006.

The motion carried.

HIGHWAY AID  
ACTUAL USE REPORT

On a Pierce-McLain/Eakin motion, the Board of Supervisors approved the 2005 Highway Aid Actual Use Report of State Funds and authorized the appropriate signatures.

The motion carried

POLICE DEPARTMENT VEHICLE

On a Pierce-McLain/LeBlanc motion, the Board of Supervisors authorized that staff obtain prices for a Police Department vehicle from both the State L3P and the Harrisburg City PACC purchasing programs. Mr. Kelch will coordinate the purchase process with Chief Hughes.

The motion carried.

SUBDIVISION PLANS

TEAM RAHAL 2005-21P

Ron Ferris, representing Team Rahal, discussed the Team Rahal preliminary subdivision plan, 2005-21P, with the Board of Supervisors.

On a Pierce-McLain/Eakin motion, the Board approved the Team Rahal preliminary subdivision plan, 2005-21P, with the following conditions:

IMPACT COMMENTS:

1. [SLDO:303.04 a)] – The preliminary subdivision plan shall include the detailed design information for any public improvements to be offered for dedication.



SUBDIVISION AND LAND DEVELOPMENT  
ORDINANCE OF 2003: (SLDO)

2. [SLDO 402] – The plan shall be certified by the surveyor.
3. [SLDO:402.02.6] - Provide Tax Map and Parcel number of subject tract.
4. [SLDO:402.02.10] – Several aspects of the General Zoning Data Table do not correspond to the proposed provided minimum lot size, review and revise as necessary.
5. [SLDO:402.04.9] – Provide the typical street cross-section for each proposed street.
6. [SLDO:402.04.6] - The applicant must acquire PennDOT approvals for any work within the PennDOT right-of-way.
7. [SLDO:402.04.10] – Provide the vertical and horizontal alignment on the same sheet for each proposed feature.
8. [SLDO:402.04.11] – Provide the required pavement markings, traffic control devices and names for all new streets. Because two (2) separate streets will be created, each street must have a unique name.
9. [SLDO:402.05.2 and 613.01] - A Sewer Facilities Plan Revision (planning module or Exemption) is required for adoption by Silver Spring Township and approval by the Department of Environmental Protection. A non-building declaration may be submitted.
10. [SLDO:402.05.4] - Provide a Storm Water Management Plan or Waiver request. The Storm Water Management Plan is being reviewed by the Township Engineer. Comments will be forthcoming.
11. [SLDO:402.06.5] - Provide a completed and signed subdivision application.

12. [SLDO:602.12.1] – All intersections with a State Route shall be subject to the approval of the Pennsylvania Department of Transportation (PennDOT).
13. [SLDO:602.13] - Provide the existing, required, and proposed sight distances for both existing and proposed intersections.
14. [SLDO:608.01] - Provide monumentation in accordance with this section. Identify any property corners that are monuments as Iron Pins. This can be done by note or as a legend item.
15. [SLDO:611.02.d)] - Street trees shall be provided at a maximum spacing of 75 feet. It appears that several of the street trees are located within the clear-site triangles, revise as necessary.
16. [SLDO:609] - A Storm Water Management Permit will be required prior to initiation of land development activities.
17. [SLDO:614.02] - Provide a letter from the water utility indicating that water service is available for the proposed development.
18. Due to the nature of this submission, further comments may be necessary after future reviews.

GENERAL COMMENTS:

19. [SLDO:402.02.11] – The conditional use condition associated with CU2005-14 regarding the new intersection and traffic signal along the Carlisle Pike must be noted on the plans.
20. [SLDO:402.03.4 a)] – Applicant shall identify and clarify the disposition of the access encroachment at the SE corner of Lot 2.
21. [SLDO:602.07] – All new street names must be approved by the post office and Emergency Management Council.

22. [SLDO:602.03.1] – Add a note to the plan stating the developer's commitment to extend Lexus Lane from Woods Drive to Hempt Road. The location of this future extension must be depicted on the plan.

ADDITIONAL COMMENTS:

23. [SLDO:402.01.4] – Show the lot lines to be removed as the result of this subdivision plan in a manner that makes the proposed disposition more obvious (i.e. the line at the southeast corner of existing lot 1 should be shown differently)
24. [SLDO:402.01.5] – Revise profile R1.3 to include the corresponding plan views.
25. [SLDO:602.07] – Provide a stop sign at the intersection of the two streets.
26. [SLDO:604.02.5] – Label the curb reveals on the typical section shown on sheet R1.3. Also, the typical section for the widening of Woods Drive shall include a one (1') foot wide mill and overlay for the wearing course at the existing road edge with AC-20 used to seal the pavement joint.
27. [SWMO:304.03.5] – Add storm drainage inlets to the profile on sheets R1.0 and R1.1.
28. [SWMO:402.19] – Provide sufficient information to demonstrate that the proposed easement widths are adequate to convey the required flows.

The motion carried.

LAND DEVELOPMENT PLANSTEAM RAHAL OFMECHANICSBURG LD2005-12P

On a LeBlanc/Pierce-McLain motion, the Board of Supervisors approved the Team Rahal preliminary land development plan, LD2005-12P, subject to the following conditions:

IMPACT COMMENTS:

1. [SLDO:301] – Subdivision plans creating lots for development must be approved by the Township prior to the filing of an application for Land Development for a lot.
2. [SLDO:402.05.6] – The following comments regarding the Traffic Impact Study based on the review performed by Orth-Rodgers, Inc., must be addressed:
  - a. Correct hours that traffic counts were conducted on page 3 of the report. A table is suggested to clarify traffic count times since the hours differ at each intersection. Include a statement summarizing the peak hour of the intersections.
  - b. Provide backup documentation from the Stewart Tract report regarding the diversions assumed for Woods Drive relocation discussed on page 8 of the report.
  - c. Provide a current site plan in the Appendix of the report, as indicated on page 3 of 7. (Can't find in Appendix).
  - d. Clarify on page 3 of report, the location of the Hempt Road driveway access (X feet from Carlisle Pike).

- e. Clarify distance of proposed Lexus Lane to proposed full access driveway on Woods Drive. An alternative would be to modify Figure 33 to include proposed distances.
- f. Clarify on page 9 of the report how far the proposed Lexus Lane would be from the Hempt Road signalized intersection.
- g. Provide a third and fourth analysis/option for site configuration. Assume no access on Carlisle Pike for Lexus Lane; assume a right in/right out only access on Carlisle Pike for Lexus Lane.
- h. Note that base volumes for “no build” conditions include trip generation from Sun Motors Cars TIS that is currently under review. Sun Motors Cars TIS has comments regarding trip generation and Commerce Drive that may impact the “no build” conditions.
- i. Modify future analyses to include trip generation from the Silver Spring Square project along Carlisle Pike. Provide discussion for any intersection or lane movement LOS drops for no build vs. build scenarios. (i.e. 2006 AM Scenario Woods Drive/Rich Valley Road/US 11)
- j. Consider revising or relocating the queue analysis evaluation on page 10 of the report. A table indicating the results is found on page 14 of the report. For locations where deficiencies are noted, list remedies and associated cost as applicable. (i.e. Hempt Road/US 11 WB right (AM Peak) and EB right turn lane (PM Peak).

- k. Provide analyses for future conditions indicating what improvements would be necessary for the intersection to operate at LOS D for Township planning purposes.

SUBDIVISION AND LAND DEVELOPMENT  
ORDINANCE OF 2003:(SLDO)

3. [SLDO:402.02.10] – Several aspects of the General Zoning Data Table do not correspond to the proposed site coverage, review and revise as necessary.
4. [SLDO:402.04.5] – Provide all of the information as required by this section of the ordinance (i.e., zoning data.)
5. [SLDO:402.04.10] – All profiles shall include the corresponding horizontal alignment on the same sheet. Also, the profiles shall include all relevant information including sanitary sewer and waterline distribution systems. Include horizontal alignment in the profiles for pipe runs F and C.
6. [SLDO:402.05.2 and 613.01] - A Sewer Facilities Plan Revision (planning module or Exemption) is required for adoption by Silver Spring Township and approval by the Department of Environmental Protection.
7. [SLDO:402.06.2] – Prior to recording, all seals, signatures, and notarizations must be provided.
8. [SLDO:602.07] – Provide Traffic Control Devices in accordance with Manual of Uniform Traffic Control Devices (MUTCD). Devices shall include street signs, stop bars, etc.
9. [SLDO:602.12.6] – No obstructions grading and/or plantings greater than three (3') feet above the cartway grade are permitted in the clear-sight-triangle.

10. [SLDO:602.18.1] – Provide the centerline description for the access drives.
11. [SLDO:602.18.3g] – The Township may require access drive intersections to be rounded by a minimum tangential arc of fifty-five (55') feet where large vehicle turning movements are anticipated. The applicant shall provide additional information on the anticipated ingress / egress patterns for the car-carriers to demonstrate the adequacy of the radii provided.
12. [SLDO:603.12] – It appears that the light intensities beyond the property limits exceed those that are allowable, revise as necessary.
13. [SLDO:603.13] – Provide and identify the required landscape strips.
14. [SLDO:603.14] – An insufficient amount of interior landscaping has been provided for both lots. For the purpose of computing the total area of any parking lot, all areas within the perimeters of the parking lot shall be counted, including all parking spaces, and access drives, aisle, islands and curbed areas, review and revise as necessary. Automobile storage spaces shall be included in the designation for parking spaces and subsequent landscaping requirements.
15. [SLDO:609] – A Stormwater Management Permit will be required prior to initiation of land development activities.
16. [SLDO:611.03] – One shade tree shall be provided for every seven hundred fifty (750') square feet of required landscape strip and three hundred (300') square feet of interior landscaped area. Interior parking calculations must include all parking including the car storage areas.
17. [SLDO:614.02] – Provide a letter from the water utility company indicating that water service will be provided.

18. [SLDO:614.03] – EMC approval of fire hydrant locations is required. All proposed fire hydrants must be equipped with a 5” Stortz connection.

STORMWATER MANAGEMENT ORDINANCE OF  
2003:(SWMO)

19. [SWMO:304.01.8] - Provide seals and signatures on the stormwater report prior to issuing a stormwater management permit.
20. [SWMO:304.03.5] – Where utilities cross the storm sewers, the profile shall show the vertical location size and invert of the utility.
21. [SWMO:304.04.3] – If the NPDES permit approved by DEP requires the installation groundwater recharge systems, the submission of the plans and data certified by a professional experienced and educated in soil mechanics will be required. The plans and data must include the information required under sections 304.04.3, 402.06, and 402.07 of the Stormwater Management Ordinance.
22. [SWMO:304.04.5] - Provide a description of the ownership and maintenance program as required by this section in the stormwater narrative as well as on the Preliminary Subdivision Plan.
23. [SWMO:304.04.6] - If applicable, any stormwater impacts within the Pennsylvania Department of Transportation ROW will require a HOP prior to final plan approval.
24. [SWMO:402.06] - Basins shall be constructed and maintained to insure adequate capacity after sedimentation has occurred. Since Basin 2 is not designed for Erosion Control, the plans must clearly identify how and when the sediment trap will be replaced by the storm water management facilities shown on the plans.



ADDITIONAL COMMENTS:

25. [ZO:302.4] – revise dumpster enclosure detail to demonstrate that the proposed enclosure will be “sight-tight”.
26. [SLDO:402.01.5] – Revise profile R1.3 to include the corresponding plan views.
27. [SLDO:402.02.10] – In the General zoning data table, revise the Proposed Lot 1 and 1A to Proposed Lot 1A and 1B.
28. [SLDO:402.02.11] – Include the conditions of the two (2) conditional use approvals on the plans. All conditions of there approvals must be addressed.
29. [SLDO:402.06.6] – Revise the “Final Plan Approval Statement” on sheet C1.0 to conform to the “Preliminary Plan Approval Statement as shown in Appendix No. 4.”
30. [SLDO:602.03.4] – Add the location of the newly installed traffic signal poles and associated appurtenances.
31. [SLDO:603.03] – Provide additional details on the proposed pavement section for the display pads.
32. [SLDO:603.06] – On the dimensional control plan, identify the typical parking space dimensions for each type of parking space.
33. [SLDO:603.12] – Light standards are located within the underground detention area. Due to the limited profile and embedment depth required, additional details will be required to ensure proper construction without causing damage the underground facilities.
34. [SLDO:604.02] – Identify the limits of curbing within the site. Specifically, at the southern end of the Toyota dealership’s parking area which is intended enter the storm water system via overland flow. Also,

at the southern end of the Lexus dealership either the curbing shall be removed to permit overland conveyance into the detention basin in which case Inlet I-B2 is not necessary or; if however, the curbing is to be provided, an additional inlet at the SW corner will be required.

35. [SLDO:604.02.3] – Regarding the island for the restricted traffic movement at the northern access, the curbing shall be slant type and shall be infilled with impervious cover.
36. [SWMO:304.03.5] – Review and revise as required to:
  - a. Add the storm drainage inlets to the profile on sheets R1.0 and R1.1;
  - b. Provided additional details on the fabrication and construction of the orifice plate for basin #2; and
  - c. Add as note to the detail for the basin outlet structures that states in effect that the contractor shall submit shop drawings to the Township Engineer for review and approval prior to fabrication.
37. [SWMO:402.01.1] – It appears that the drainage area at the southwest corner of the site included as part of DA-1 includes approximately 4.4 acres +/- that bypasses the Basin? This area shall be redesigned to drain to the detention basin or evaluated in the stormwater analysis as a bypass area.
38. [SWMO:402.06] – Storm water basins located in known sinkhole proven areas are required to be lined to prevent infiltration. Applicant shall provide additional details on the proposed basin lining.
39. [SWMO:402.09.5] – Wherever possible, when pipe sizes change at a drainage

structure, the invert elevations shall be designed to match the pipe crowns.

40. [SWMO:402.10] – What is the reason for Inlet I-E11? Also, review the proposed grades presented on the profiles to ensure that they represent the proposed grades shown on the grading plan. (e.g.: Pipe run E5 does not appear to match)
41. [SWMO:402.19] – Provide sufficient information to demonstrate that the proposed easement widths are adequate to convey the required flows (Evaluate using the 25 year return storm).

The motion carried.

#### OTHER PERTINENT BUSINESS

#### ZONING HEARING BOARD NEW APPLICATION

#### SMART GROWTH FOR SILVER SPRING TOWNSHIP (Property located at 6412 Carlisle Pike) SPECIAL EXCEPTION 2005-9

The applicant is appealing the Zoning Officer's determination regarding the final land development plan for the Silver Spring Square II LLC dated December 9, 2005.

The Board of Supervisors supported the Zoning Officer's determination.

#### APPOINTMENTS

The Board of Supervisors acknowledged the resignation of Marie Daubert from the Recreation Advisory Council.

On a Latta/Pierce-McLain motion, the appointed Mike Sarfert to the Recreation Advisory Council for a term ending December 31, 2008.

The motion carried.

ADJOURNMENT

There being no further business or comments to come before the Board, the meeting was adjourned at 9:40 p.m. on a Pierce-McLain/LeBlanc motion. The motion carried.

Recorder: \_\_\_\_\_  
Sue Ellen Adams

APPROVED: \_\_\_\_\_  
Chairman

\_\_\_\_\_  
Secretary